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VECINOS SURVEYS

Two types of community surveys in progress

INTROSPECTIVE STUDY FOR THE COMMUNITY OF AKUMAL NORTE

This year, the Vecinos organization has grown to 164 members. The elected Board whose job it is to lead the community wants to do the best job possible. To assist in this goal, we have set up a system of opportunities to collect information from the community members:

- Through the work product of a series of committees. The committees are made up of community members who research, collect and compile reports for the Board.
- Via an introspective study (survey). A survey is being prepared to send out to the entire community. The knowledge gained from this study will give the board a true understanding of the composition of the community and of the community members thoughts on what brought them here, why they decided to by here and what they would like to see in the future plans for Akumal Norte.

Survey questions will be mostly multiple choice, but a few questions will request a short answer. Questions are intended to gain your thoughts and feelings about the community. The survey will be sent in late April or early May. To influence your community's future plans, please look for the survey in your email in-box and take the time to fill out the survey.

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NOTICE: ROADWORK

In the next few weeks, the construction activity south of Yool Caanal will be intruding into the street to install underground power lines. A few days of traffic inconvenience are expected. The street will not be completely shut down – contractor will close only one lane at a time.

WEBSITE IMPROVEMENTS Vecinos de Akumal Norte

Updates to the Vecinos website content and design will begin soon. Keep clicking to see our gradual progress, and if you have any suggestions, please contact communications@vecinosakumalnorte.com.



Another gorgeous night on Half Moon Bay, with Venus above.

MUNICIPAL SEWER IS COMING TO AKUMAL NORTE

Vecinos are fielding many questions about the upcoming Akumal Norte sewer project mandated by the federal government. All of the below information has been garnered from discussion with CAPA (water agency) representatives and is subject to change at any time. CAPA is a federal government agency, but all three levels of government, federal, state, and municipal will be involved. In line with our legal agreements with Tulum, Vecinos will represent the interests of the community and provide support for the project and keep the community informed. However, all information, regardless of its source, is subject to change. At the end of the day, the federal government will dictate what is happening, when it is happening, and what it will cost. Neither the Vecinos organization, the municipal government nor the community at large has any control over the timeline, expeditiousness, or details of the project.

PART 1 - Trunk Line

This is a government project that will involve permitting, environmental analysis, engineering design, procurement of materials, construction, and more. Funding for the project is not yet in the federal budget. The only thing we really know now is that the line is coming, and we must be prepared to connect. Vecinos has held meetings with neighboring property owners to identify a preferred route of the pipeline into Akumal Norte and will work with CAPA engineers to identify the route of the pipeline through the community.

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ANNUAL DUES

Invoices for your annual dues payment are being sent out now. Vecinos relies on dues to support its programs and projects that are not provided by the local government, such as roads and street lighting. In addition, 57 percent of the Vecinos budget is allotted to the expenses of the security gate, which benefits all residents, owners and guests. Please submit your dues payment if you have not already done so, and if you do not receive an invoice, please contact communications@vecinosakumalnorte.com

If you have already made your payment, we thank you! It is your support which helps continue the polishing of our "diamond in the rough."

Vecinos Board and Other Community Resources

| | |
|---------------------------------|---------------------------------------|
| Dan Freeman, President | vecinosmembers@vecinosakumalnorte.com |
| Tandy Muir-Warden, Treasurer | treasurer@vecinosakumalnorte.com |
| Lynda Kerney, Communications | communications@vecinosakumalnorte.com |

| | |
|----------------------------|--|
| Vecinos de Akumal Norte | vecinosakumalnorte.com |
| Centro Ecologico de Akumal | ceakumal.org |
| Akumal Now news | Akumalnow.com |
| Akumal Arts Festival | Akumalartsfest.com |
| Hekab Be Library | Hekabbe.org |

SECURITY UPDATE

From the Security Committee

We are happy to report that we have had no break-ins or robberies in 2022, 2021 and most of 2020. Although we will always work to improve the effectiveness of our processes and systems, these statistics show that we have a good system in place, and it is working well.

Operations at the pluma (security gate) continue to be of high importance to the community. As with all mechanical systems, maintenance continues to be an issue for the gate itself, and improvements are still being added to the remodeled Security Caseta. The Vecinos truly appreciate all the donations that made these renovations possible.

Working with the Project Management Committee, we plan to remodel the topes (speed bumps) at the pluma, while providing security for the gate itself and reducing impact to vehicles. A local resident offered to cover these costs, for which we are very grateful.

The vehicle identification tag program is in place and running well. During the past year, we have used the system to identify traffic entering North Akumal and more than 1500 visitor tags (red tags) have been issued. In addition to cars and foot traffic, we also have a substantial number of airport transportation vans passing through town.

Tourist vans going to Yal-Ku Lagoon continue to be a major source of traffic in town. During the past 3

months, 800 vans have passed through the security pluma. We will continue to monitor the traffic and improve our ability to track and manage it.

The Security Committee is preparing several important initiatives for the year. First, additional upgrades will be made to the camera system at the pluma to improve the identification of license plates and to add better internet capability to the Security Caseta. We will also work to improve communications among the guard force with radios, improving service with the use of a tower at the North end of town.

As the National Guard remains in garrison at our Community Center Building at the North end of town, we will work with them to improve communication and interface protocols with Target, our private security contractor, to better integrate overall security for the community.

We are also working with Target, to improve the internal processes and level of service, making communication more efficient, reducing gaps in coverage at the pluma, and coordinating protective services through the town. In addition to the staff at the pluma, Target employs 10 additional guards that provide security to other locations in town. We continue to work with this group to develop an integrated network, which can communicate quickly within the team and the command post at the gate.

On tap for 2022:

Upgrades to the camera system
Improved communications

Surveys, continued from Page 1

HISTORY OF THE CREATION OF THE COMMUNITY'S LEGAL AGREEMENTS

Legal agreements between Vecinos and the municipality of Tulum were negotiated in 2014. The Vecinos association was given recognition as the agency representing Akumal Norte. The agreements give us the authority to create the community's infrastructure and security services. The association acts as the "community managers" and community planners.

At this time the agreements allow the community to perform with a certain amount of autonomy. The agreements are renewed with each new Tulum administration.

2022 LEGALIZATION PROJECT

The objective of this project is to strengthen our current legal agreements with Tulum and to make them permanent.

Because of the way legal issues were left at the inception of the greater Akumal area, none of the nine sections in the area are private. We are not now, and can never be recognized by the government as

a private community.

With the amount of speculative overdevelopment and increase in security issues in our community's surrounding areas, the Board decided it was time to strengthen our legal agreements with the municipality of Tulum and to make them permanent.

To achieve our project's goals, we reached out to an agency that specializes in helping communities like ours. Under the direction Ivan Hernandez, we are moving forward with this project in two parts:

- Part 1 – **Boundary Survey** of Akumal Norte from the pluma (security gate) to the Yal-Ku Lagoon area. This land survey has been completed and the surveys have been submitted to the Cadastral in Tulum for registration.
- Part 2 – **Impact Study** of Akumal Norte to examine and analyze the current land uses, infrastructure, and development. The facts in this survey will help the Board and president in future planning and negotiations with outside parties.

Sewer coming to Akumal Norte
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PART 2 - CONNECTION

Once the trunk line is constructed, each property will be required by federal law to connect to it.

Anticipated property owner responsibilities:

- Hire a contractor and/ or engineer
- Obtain any necessary permits for the on-site construction work and connection
- Construct your on-site facilities
- Connect to the sewer trunk line
- Properly abandon the old septic tank
- Maintenance of your on-site collections system and service line from the property to the trunk line
- Payment of your sewer bill to CAPA

At this time, we have no information as to the cost to private properties or the community for the sewer project. We do know that installation will not be this year.

A comprehensive information page will be added to the Vecinos website in the next few weeks, and it will be kept updated when new information is available.

Resources

EPA Wastewater Treatment brochure
<https://www3.epa.gov/npdes/pubs/bastre.pdf>

EPA: How septic systems affect groundwater
<https://www.epa.gov/septic/septic-systems-and-drinking-water>

TURTLE SEASON May—November

REMINDER



- Turn off all outside lighting at dusk or at least minimize it and change all bulbs to red
- Close blinds / draperies when using indoor lights
- No flashlights on the beach unless covered with a red filter
- After dusk, keep noise levels low
- Keep dogs leashed at all times and away from marked nests
- Keep pets indoors after dusk
- Remove all furniture and sports equipment from the beach at dusk
- Do not leave food or trash outside – it attracts animals that may harm turtles
- Block access to beachside pools